

Narrative

General Information

County Name: [Howard County](#)

Person Performing Ratio Study: [Mindy Heady – Howard County Assessor](#)
[Jay Morris – Ad Valorem Solutions, LLC](#)
[Jaime Morri – Ad Valorem Solutions, LLC](#)

Sales Window (e.g. 1/1/19 to 12/31/19):

[For Howard County we used sales from 01/01/2018 through 12/31/2019 for Howard and Union township ResImp; Commercial & Industrial \(C1\) and Commercial & Industrial Land \(L2\). For all other study groups sales from 01/01/2019 through 12/31/2019 were used.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). All of the townships could stand alone, but with the exception of Center and Harrison none of them have enough sales. For this reason, we have always grouped our land as one grouping.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were not enough sales in any one neighborhood to make any trending adjustments.](#)

[The commercial properties primarily are in Center, Harrison, and Taylor townships. Due to the neighborhoods and market areas crossing township lines, the commercial and industrial properties are grouped \(C1\).](#)

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

| Property Type | Townships Impacted | Explanation |
|----------------------|---------------------------|---|
| Commercial Improved | Ervin Twp. > 10% | Two parcels combined and made commercial. |
| Commercial Vacant | Clay Twp. >10% | Land value decreased for 34-03-13-479-005.000-003 |
| | Liberty Twp. > -10% | Land on three parcels went down due to having ag land. |
| Industrial Improved | Taylor Twp. > 10% | Industrial split from other parcel creating new improved parcel. Was still a 340 last year, so no net gain. |
| Industrial Vacant | Taylor Twp. > -10% | Parcel split leaving small amount. |
| Residential Improved | | |
| Residential Vacant | Clay Two > -10% | Lots of dev. discount land – went down with ag rate |

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [The Southern par of Center Township was reviewed during the second phase of reassessment.](#)

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. [The land order for Center Township completed for 2020 pay 2021. We are completing the land order with each phase of the reassessment, but with Center being split into two years, it was completed this year.](#)

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

[With the number of sales in Howard County, during the trending process we would look at 2 to 3 years’ worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final study was completed with the sale dates established above.](#)